

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
BIRMINGHAM REALTY
COMPANY
2118 1st Avenue North
Birmingham, AL 35203

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

Inst # 1996-11737

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS AND OTHER AND VALUABLE CONSIDERATION (\$10.00) to the undersigned grantor or grantors, J. Allen Chesser and wife Betty S. Chesser, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto BIRMINGHAM REALTY COMPANY, an Alabama corporation (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

See Exhibits "A" and "B" attached hereto and made a part hereof

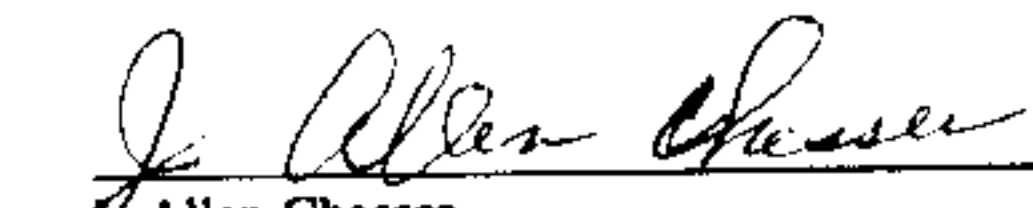
Subject to:

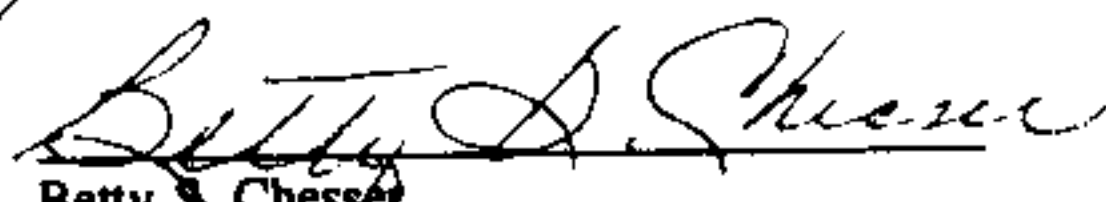
- a) Ad valorem taxes for 1996 and subsequent years not yet due and payable until October 1, 1996.
- b) Transmission Line permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 141 Page 198; Deed 220 Page 335; Deed 104 Page 525; Deed 102 Page 138 and Deed 218 Page 641 in Probate Office.
- c) Right(s) of Way(s) granted to South Central Bell by instrument(s) recorded in Deed 320 Page 931 in Probate Office.
- d) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 13 Page 180 in Probate Office.
- e) Less and except any portion within Seaboard Coastline Railroad as shown on survey by Hickey Land Surveying dated 6/7/95.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with said GRANTEE, its successors and assigns, that I am/we are lawfully seized in fee simple of said premises; that the are free from all encumbrances, unless otherwise noted above; that I/we have a good right to sell and convey the same as aforesaid; that I/we will and my our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 3rd day of APRIL, 1996.


J. Allen Chesser


Betty S. Chesser

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that J. Allen Chesser and Betty S. Chesser, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 3rd day of APRIL, 1996.

My Commission Expires: 5/29/99

04/11/1996-11737
08:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 738.50

Notary Public

EXHIBIT "A"

CHELSEA PROPERTY

SHOPPING CENTER PARCEL

A parcel of land situated in the East 1/2 of the S.W.1/4 and the West 1/2 of the S.E.1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of the S.E.1/4 of the S.W.1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama and run North along the West line of said 1/4-1/4 section a distance of 1048.33 feet to a point; thence 66°52'40" to the right in a Northeasterly direction a distance of 210.13 feet to a point; thence 16°06'07" to the right in a Northeasterly direction a distance of 109.35 feet to a point; thence 18°54'05" to the left in a Northeasterly direction a distance of 117.455 feet to a point; thence 67°45'50" to the right in a Southeasterly direction a distance of 20.00 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 568.7775 feet to a point; thence 90°26'05" to the right in a Southeasterly direction a distance of 38.22 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 104.94 feet to a point; thence 89°00'15" to the right in a Southeasterly direction a distance of 97.095 feet to the POINT OF BEGINNING; thence continue along the last stated course a distance of 154.31 feet to a point; thence 89°59'35" to the left in a Northeasterly direction a distance of 490.77 feet to a point on the Southeasterly right-of-way line of U.S. Highway #280; thence 39°04'58" to the right in a Northeasterly direction along said highway right-of-way a distance of 59.66 feet to a point; thence 89°51'10" to the right in a Southeasterly direction a distance of 768.13 feet to a point; thence 90°00' to the right in a Southwesterly direction a distance of 411.32 feet to a point; thence 90°00' to the right in a Southwesterly direction a distance of 105.00 feet to the P.C. (point of curve) of a curve to the left having a radius of 20.00 feet and a central angle of 90°00'; thence Northwesterly, Westerly and Southwesterly direction along the arc of said curve a distance of 31.42 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve in a Southwesterly direction a distance of 285.11 feet to a point; thence 98°39'02" to the right in a Northerly direction a distance of 31.79 feet to the P.C. (point of curve) of a curve to the right having a radius of 960.00 feet and a central angle of 24°24'46"; thence Northerly and Northeasterly along the arc of said curve a distance of 409.04 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve a distance of 52.62 feet to the POINT OF BEGINNING.

April 2, 1996

deso470

EXHIBIT "B"

CHELSEA PROPERTY

31 ACRE ± PARCEL

A parcel of land situated in the East 1/2 of the S.W.1/4 and the West 1/2 of the S.E.1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the S.E.1/4 of the S.W.1/4 of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama and run North along the West line of said 1/4-1/4 section a distance of 516.3176 feet to the POINT OF BEGINNING; thence continue on the last described course a distance of 531.5619 feet to a point; thence 66°52'40" to the right in a Northeasterly direction a distance of 210.13 feet to a point; thence 16°06'07" to the right in a Northeasterly direction a distance of 109.35 feet to a point; thence 18°54'05" to the left in a Northeasterly direction a distance of 117.455 feet to a point; thence 67°45'50" to the right in a Southeasterly direction a distance of 20.00 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 568.7775 feet to a point; thence 90°26'05" to the right in a Southeasterly direction a distance of 38.22 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 104.94 feet to a point; thence 89°00'15" to the right in a Southeasterly direction a distance of 97.095 feet to a point; thence 72°00'20" to the right in a Southwesterly direction a distance of 52.62 feet to the P.C. (point of curve) of a curve to the left having a radius of 960.00 feet and a central angle of 24°24'46"; thence Southwesterly and Southerly along the arc of said curve a distance of 409.04 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve a distance of 31.79 feet to a point; thence 98°39'02" to the left in a Northeasterly direction a distance of 285.11 feet to the P.C. (point of curve) of a curve to the right having a radius of 20.00 feet and a central angle of 90°00'; thence in a Northeasterly, Easterly and Southeasterly direction along the arc of said curve a distance of 31.42 feet to the P.T. (point of tangent) of said curve; thence in the tangent to said curve a distance of 105.00 feet to a point; thence 90°00' to the left in a Northeasterly direction a distance of 411.32 feet to a point; thence 90°00' to the right in a Southeasterly direction a distance of 236.13 feet to a point on the Northwesterly right-of-way line of Shelby County Road #47; thence 60°59'27" to the right in a Southwesterly direction along the said right-of-way line a distance of 721.50 feet to a point; thence 2°38'35" to the left in a Southwesterly direction along said right-of-way line a distance of 54.45 feet to a point; thence 6°41'09" to the left in a Southwesterly direction along said right-of-way line a distance of 57.51 feet to a point; thence 8°00'57" to the left in a Southwesterly direction along said right-of-way line a distance of 57.21 feet to a point; thence 9°18'56" to the left in a Southwesterly direction along said right-of-way line a distance of 59.94 feet to a point; thence 8°26'08" to the left in a Southwesterly direction along said right-of-way line a distance of

EXHIBIT "B" (con't)

57.34 feet to a point; thence $8^{\circ}36'58''$ to the left in a Southerly direction along said right-of-way line a distance of 57.285 feet to a point; thence $9^{\circ}17'$ to the left in a Southerly direction along said right-of-way line a distance of 56.14 feet to a point; thence $7^{\circ}55'39''$ to the left in a Southwesterly direction along said right-of-way line a distance of 61.38 feet to a point on the South line of Section 27, Township 19 South, Range 1 West; thence $98^{\circ}35'$ to the right in a Westerly direction a distance of 340.5889 feet to a point on the Easterly right-of-way line of the Seaboard Coastline Railroad; thence $41^{\circ}30'$ to the right in a Northwesterly direction along said railroad right-of-way line a distance of 778.9436 feet to the POINT OF BEGINNING.

April 2, 1996

desc470

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SHELBY COUNTY JUDGE OF PROBATE
004 MCD 738.50